

EXHIBIT “B”

United States Bankruptcy Court, District of New Jersey (Newark)**Fill in this information to identify the case (Select only one Debtor per claim form):**

<input type="checkbox"/> Bed Bath & Beyond Inc. (Case No. 23-13359)	<input type="checkbox"/> Alamo Bed Bath & Beyond Inc. (Case No. 23-13360)	<input type="checkbox"/> BBB Canada LP Inc. (Case No. 23-13361)	<input type="checkbox"/> BBB Value Services Inc. (Case No. 23-13362)
<input type="checkbox"/> BBBY Management Corporation (Case No. 23-13363)	<input type="checkbox"/> BBBYCF LLC (Case No. 23-13364)	<input type="checkbox"/> BBBYTF LLC (Case No. 23-13365)	<input type="checkbox"/> Bed 'n bath Stores Inc. (Case No. 23-13396)
<input type="checkbox"/> Bed Bath & Beyond of Annapolis, Inc. (Case No. 23-13366)	<input type="checkbox"/> Bed Bath & Beyond of Arundel Inc. (Case No. 23-13367)	<input type="checkbox"/> Bed Bath & Beyond of Baton Rouge Inc. (Case No. 23-13368)	<input type="checkbox"/> Bed Bath & Beyond of Birmingham Inc. (Case No. 23-13369)
<input type="checkbox"/> Bed Bath & Beyond of Bridgewater Inc. (Case No. 23-13370)	<input type="checkbox"/> Bed Bath & Beyond of California Limited Liability Company (Case No. 23-13371)	<input type="checkbox"/> Bed Bath & Beyond of Davenport Inc. (Case No. 23-13372)	<input type="checkbox"/> Bed Bath & Beyond of East Hanover Inc. (Case No. 23-13373)
<input type="checkbox"/> Bed Bath & Beyond of Edgewater Inc. (Case No. 23-13374)	<input type="checkbox"/> Bed Bath & Beyond of Falls Church, Inc. (Case No. 23-13375)	<input type="checkbox"/> Bed Bath & Beyond of Fashion Center, Inc. (Case No. 23-13376)	<input type="checkbox"/> Bed Bath & Beyond of Frederick, Inc. (Case No. 23-13377)
<input type="checkbox"/> Bed Bath & Beyond of Gaithersburg Inc. (Case No. 23-13378)	<input type="checkbox"/> Bed Bath & Beyond of Gallery Place L.L.C. (Case No. 23-13379)	<input type="checkbox"/> Bed Bath & Beyond of Knoxville Inc. (Case No. 23-13380)	<input type="checkbox"/> Bed Bath & Beyond of Lexington Inc. (Case No. 23-13381)
<input type="checkbox"/> Bed Bath & Beyond of Lincoln Park Inc. (Case No. 23-13382)	<input type="checkbox"/> Bed Bath & Beyond of Louisville Inc. (Case No. 23-13383)	<input type="checkbox"/> Bed Bath & Beyond of Mandeville Inc. (Case No. 23-13384)	<input type="checkbox"/> Bed, Bath & Beyond of Manhattan, Inc. (Case No. 23-13397)
<input type="checkbox"/> Bed Bath & Beyond of Opry Inc. (Case No. 23-13385)	<input type="checkbox"/> Bed Bath & Beyond of Overland Park Inc. (Case No. 23-13386)	<input type="checkbox"/> Bed Bath & Beyond of Palm Desert Inc. (Case No. 23-13387)	<input type="checkbox"/> Bed Bath & Beyond of Paradise Valley Inc. (Case No. 23-13388)
<input type="checkbox"/> Bed Bath & Beyond of Pittsford Inc. (Case No. 23-13389)	<input type="checkbox"/> Bed Bath & Beyond of Portland Inc. (Case No. 23-13390)	<input type="checkbox"/> Bed Bath & Beyond of Rockford Inc. (Case No. 23-13391)	<input type="checkbox"/> Bed Bath & Beyond of Towson Inc. (Case No. 23-13392)
<input type="checkbox"/> Bed Bath & Beyond of Virginia Beach Inc. (Case No. 23-13393)	<input type="checkbox"/> Bed Bath & Beyond of Waldorf Inc. (Case No. 23-13394)	<input type="checkbox"/> Bed Bath & Beyond of Woodbridge Inc. (Case No. 23-13395)	<input type="checkbox"/> Buy Buy Baby of Rockville, Inc. (Case No. 23-13398)
<input type="checkbox"/> Buy Buy Baby of Totowa, Inc. (Case No. 23-13399)	<input type="checkbox"/> Buy Buy Baby, Inc. (Case No. 23-13400)	<input type="checkbox"/> BWA0 LLC (Case No. 23-13401)	<input type="checkbox"/> Chef C Holdings LLC (Case No. 23-13402)
<input type="checkbox"/> Decorist, LLC (Case No. 23-13403)	<input type="checkbox"/> Deerbrook Bed Bath & Beyond Inc. (Case No. 23-13404)	<input type="checkbox"/> Harmon of Brentwood, Inc. (Case No. 23-13405)	<input type="checkbox"/> Harmon of Caldwell, Inc. (Case No. 23-13406)
<input type="checkbox"/> Harmon of Carlstadt, Inc. (Case No. 23-13407)	<input type="checkbox"/> Harmon of Franklin, Inc. (Case No. 23-13408)	<input type="checkbox"/> Harmon of Greenbrook II, Inc. (Case No. 23-13409)	<input type="checkbox"/> Harmon of Hackensack, Inc. (Case No. 23-13410)
<input type="checkbox"/> Harmon of Hanover, Inc. (Case No. 23-13411)	<input type="checkbox"/> Harmon of Hartsdale, Inc. (Case No. 23-13412)	<input type="checkbox"/> Harmon of Manalapan, Inc. (Case No. 23-13413)	<input type="checkbox"/> Harmon of Massapequa, Inc. (Case No. 23-13414)
<input type="checkbox"/> Harmon of Melville, Inc. (Case No. 23-13415)	<input type="checkbox"/> Harmon of New Rochelle, Inc. (Case No. 23-13416)	<input type="checkbox"/> Harmon of Newton, Inc. (Case No. 23-13417)	<input type="checkbox"/> Harmon of Old Bridge, Inc. (Case No. 23-13418)
<input type="checkbox"/> Harmon of Plainview, Inc. (Case No. 23-13419)	<input type="checkbox"/> Harmon of Raritan, Inc. (Case No. 23-13420)	<input type="checkbox"/> Harmon of Rockaway, Inc. (Case No. 23-13421)	<input type="checkbox"/> Harmon of Shrewsbury, Inc. (Case No. 23-13422)
<input type="checkbox"/> Harmon of Totowa, Inc. (Case No. 23-13423)	<input type="checkbox"/> Harmon of Wayne, Inc. (Case No. 23-13424)	<input type="checkbox"/> Harmon of Westfield, Inc. (Case No. 23-13425)	<input type="checkbox"/> Harmon of Yonkers, Inc. (Case No. 23-13426)
<input type="checkbox"/> Harmon Stores, Inc. (Case No. 23-13427)	<input type="checkbox"/> Liberty Procurement Co. Inc. (Case No. 23-13428)	<input type="checkbox"/> Of a Kind, Inc. (Case No. 23-13429)	<input type="checkbox"/> One Kings Lane LLC (Case No. 23-13430)
<input type="checkbox"/> San Antonio Bed Bath & Beyond Inc. (Case No. 23-13431)	<input type="checkbox"/> Springfield Buy Buy Baby, Inc. (Case No. 23-13432)		

Proof of Claim

04/22

Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached documents. Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. **Do not send original documents;** they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) that you received.

Part 1: Identify the Claim**1. Who is the current creditor?**

Name of the current creditor (the person or entity to be paid for this claim) _____

Other names the creditor used with the debtor _____

2. Has this claim been acquired from someone else?☐ No☐ Yes. From whom? _____**3. Where should notices and payments to the creditor be sent?****Where should notices to the creditor be sent?****Where should payments to the creditor be sent? (if different)**Federal Rule of
Bankruptcy Procedure
(FRBP) 2002(g)

Contact phone _____

Contact phone _____

Contact email _____

Contact email _____

4. Does this claim amend one already filed?☐ No☐ Yes. Claim number on court claims registry (if known) _____

Filed on _____

MM / DD / YYYY

5. Do you know if anyone else has filed a proof of claim for this claim?☐ No☐ Yes. Who made the earlier filing? _____**Part 2:** Give Information About the Claim as of the Date the Case Was Filed**6. Do you have any number you use to identify the debtor?**☐ No☐ Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor: _____**7. How much is the claim?**

\$ _____

Does this amount include interest or other charges?☐ No☐ Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).**8. What is the basis of the claim?**

Examples: Goods sold, money loaned, lease, services performed, personal injury or wrongful death, or creditcard.

Attach redacted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c).

Limit disclosing information that is entitled to privacy, such as health care information.

9. Is all or part of the claim secured?

- ☐ No
☐ Yes. The claim is secured by a lien on property.

Nature of property:

- ☐ Real estate. If the claim is secured by the debtor's principal residence, file a *Mortgage Proof of Claim Attachment* (Official Form 410-A) with this *Proof of Claim*.
☐ Motor vehicle
☐ Other. Describe: _____

Basis for perfection: _____

Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.)

Value of property: \$ _____

Amount of the claim that is secured: \$ _____

Amount of the claim that is unsecured: \$ _____ (The sum of the secured and unsecured amounts should match the amount in line 7.)

Amount necessary to cure any default as of the date of the petition: \$ _____

Annual Interest Rate (when case was filed) _____ %

- ☐ Fixed
☐ Variable

10. Is this claim based on a lease?

- ☐ No
☐ Yes. **Amount necessary to cure any default as of the date of the petition.** \$ _____

11. Is this claim subject to a right of setoff?

- ☐ No
☐ Yes. Identify the property: _____

12. Is all or part of the claim entitled to priority under 11 U.S.C. § 507(a)?

- ☐ No
☐ Yes. *Check one:*

A claim may be partly priority and partly nonpriority. For example, in some categories, the law limits the amount entitled to priority.

- | | Amount entitled to priority |
|---|-----------------------------|
| <input type="checkbox"/> Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B). | \$ _____ |
| <input type="checkbox"/> Up to \$3,350* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use. 11 U.S.C. § 507(a)(7). | \$ _____ |
| <input type="checkbox"/> Wages, salaries, or commissions (up to \$15,150*) earned within 180 days before the bankruptcy petition is filed or the debtor's business ends, whichever is earlier. 11 U.S.C. § 507(a)(4). | \$ _____ |
| <input type="checkbox"/> Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8). | \$ _____ |
| <input type="checkbox"/> Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(5). | \$ _____ |
| <input type="checkbox"/> Other. Specify subsection of 11 U.S.C. § 507(a)() that applies. | \$ _____ |

* Amounts are subject to adjustment on 4/01/25 and every 3 years after that for cases begun on or after the date of adjustment.

13. Is all or part of the claim entitled to administrative priority pursuant to 11 U.S.C. § 503(b)(9)?	<input type="checkbox"/> No <input type="checkbox"/> Yes. Indicate the amount of your claim arising from the value of any goods received by the Debtor within 20 days before the date of commencement of the above case, in which the goods have been sold to the Debtor in the ordinary course of such Debtor's business. Attach documentation supporting such claim.	\$ _____
14. Is all or part of the claim being asserted as an administrative expense claim?	<input type="checkbox"/> No <input type="checkbox"/> Yes. Indicate the amount of your claim for costs and expenses of administration of the estates pursuant to 503(b), other than section 503(b)(9), or 507(a)(2). Attach documentation supporting such claim. If yes, please indicate when this claim was incurred:	<div style="margin-bottom: 10px;"> <input type="checkbox"/> On or prior to June 27, 2023: \$ _____ </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> After June 27, 2023: \$ _____ </div> <div> Total Administrative Expense Claim Amount: \$ _____ </div>

THIS SECTION SHOULD ONLY BE USED BY CLAIMANTS ASSERTING AN ADMINISTRATIVE EXPENSE CLAIM ARISING AGAINST ONE OF THE ABOVE DEBTORS FOR POSTPETITION ADMINISTRATIVE CLAIMS. THIS SECTION SHOULD NOT BE USED FOR ANY CLAIMS THAT ARE NOT OF A KIND ENTITLED TO PRIORITY IN ACCORDANCE WITH 11 U.S.C. §§ 503(B) AND 507(A)(2); PROVIDED, HOWEVER; THIS SECTION SHOULD NOT BE USED FOR CLAIMS PURSUANT TO SECTION 503(B)(9) OF THE BANKRUPTCY CODE.

Part 3: Sign Below

The person completing this proof of claim must sign and date it. FRBP 9011(b).

If you file this claim electronically, FRBP 5005(a)(2) authorizes courts to establish local rules specifying what a signature is.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Check the appropriate box:

- ☐ I am the creditor.
- ☐ I am the creditor's attorney or authorized agent.
- ☐ I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.
- ☐ I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.

I understand that an authorized signature on this *Proof of Claim* serves as an acknowledgment that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

I have examined the information in this *Proof of Claim* and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on date _____
MM / DD / YYYY

Signature

Name of the person who is completing and signing this claim:

Name			
	First name	Middle name	Last name
Title			
Company			
	Identify the corporate servicer as the company if the authorized agent is a servicer.		
Address			
	Number	Street	
	City	State	ZIP Code
Contact phone		Email	

BURNS & SCHAFFER, ESQS.
599 Springfield Avenue
2nd Floor
Berkeley Heights, NJ 07922
973-822-0500
Fax 973-822-9016

May 01, 2023

Taxpayer ID 47-3578991

Diane Farley Reeves
21 Partridge Lane
Long Valley, NJ 07853

Invoice # 22430

For Period Ending April 30, 2023

RE: File #15-102S
Farley Real Estate Associates, LLC
Lease with Bed Bath & Beyond Inc.
715 Morris Tpk.
Springfield, NJ 07081-1514

For Professional Services Rendered:

		<u>Hrs/Rate</u>	<u>Amount</u>
4/4/2023	SJS Communicate w/client April rent	0.10 395.00/hr	39.50
	SJS Correspondence to Bradley April rent default letter	0.25 395.00/hr	98.75
4/5/2023	SJS Email client and Bradley	0.18 395.00/hr	69.13
4/20/2023	SJS Telephone conference with Diane re HVAC failure, review leases for Tenant responsibility	0.33 395.00/hr	130.35
	SJS Correspondence to Tenant demand repair HVAC	0.33 395.00/hr	130.35
4/24/2023	SJS BBB bankruptcy, flooding violation; Telephone conference with client	0.30 395.00/hr	118.50
Total Services Rendered:		1.49	\$586.58
Previous Balance Outstanding:			\$876.69
4/20/2023	Payment - Thank you - Check #5372 from Farley Realty Associates (Inv. 22422) - Dep. #16		(\$876.69)
Total payments and adjustments			(\$876.69)

Diane Farley Reeves
Farley Lease w/Bed Bath Beyond

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	<u>Amount</u>
TOTAL BALANCE DUE:	<u><u>\$586.58</u></u>

Timekeeper Summary			
<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Steven J. Schaffer	1.49	395.00	\$586.58

Thank you for your confidence in selecting us to represent you in this matter.

PLEASE NOTE: Payments received after the billing period are not reflected in this invoice.

BURNS & SCHAFFER, ESQS.
599 Springfield Avenue
2nd Floor
Berkeley Heights, NJ 07922
973-822-0500
Fax 973-822-9016

June 01, 2023

Taxpayer ID 47-3578991

Diane Farley Reeves
21 Partridge Lane
Long Valley, NJ 07853

Invoice # 22446

For Period Ending May 31, 2023

RE: File #15-102S
Farley Real Estate Associates, LLC
Lease with Bed Bath & Beyond Inc.
715 Morris Tpk.
Springfield, NJ 07081-1514

For Professional Services Rendered:

		<u>Hrs/Rate</u>	<u>Amount</u>
5/1/2023	SJS Telephone conference with client- brokers, site issues, drainage,	0.27	106.65
		395.00/hr	
	SJS Revise proposed addendum	0.18	69.13
		395.00/hr	
	SJS Correct 2% and 4%- transmit to client	0.13	49.38
		395.00/hr	
5/2/2023	SJS Revise addendum to listing agreement per broker	0.17	67.15
		395.00/hr	
	Total Services Rendered:	0.75	\$292.31
	Previous Balance Outstanding:		\$586.58
5/19/2023	Payment - Thank you - Check #5391 from Farley Realty Associates (Inv. 22430)- Dep. #18		(\$586.58)
	Total payments and adjustments		(\$586.58)
	TOTAL BALANCE DUE:		\$292.31

Diane Farley Reeves
Farley Lease w/Bed Bath Beyond

Page 2

Timekeeper Summary

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Steven J. Schaffer	0.75	395.00	\$292.31

Thank you for your confidence in selecting us to represent you in this matter.

PLEASE NOTE: Payments received after the billing period are not reflected in this invoice.

Steven P. Kartzman

From: Diane Reeves <dfreeves21@gmail.com>
Sent: Tuesday, June 20, 2023 9:57 AM
To: Steven P. Kartzman
Subject: Fwd: drainage repair
Attachments: Estimate-1030-from-MFB-Landscaping-LLC-1.pdf

Steve,

Attached is a landscape drainage repair bill concerning a repair we needed to complete. We were noticed by town zoning officer that we had a drainage problem that could be a mosquito breeding problem.

----- Forwarded message -----

From: Diane Reeves <dfreeves21@gmail.com>
Date: Tue, Jun 20, 2023 at 9:53 AM
Subject:
To: <dfreeves21@gmail.com>



Township of Springfield

WHICH IS IN THE COUNTY OF UNION
STATE OF NEW JERSEY
ESTABLISHED APRIL 14, 1794

ROBERT HERBERT
ZONING OFFICER
(973) 232-4449
FAX (973) 912-2283

ENGINEERING DEPARTMENT
MUNICIPAL BUILDING
100 MOUNTAIN AVENUE
SPRINGFIELD, NEW JERSEY 07081-1785

April 19, 2023

VIA STANDARD AND CERTIFIED MAIL

Farley Realty Assc LLC
705C Croyton Road
Monroe Township, New Jersey 08831

RE: 10-day Warning Notice
715 Morris Tpke.
Block 501 Lot 2

Dear Property Owner:

It has come to the attention of this office that you have pooling water in the parking lot that is going to attract mosquitos as the spring is upon us. This must be corrected immediately.

You have ten days to comply or a summons will be issued.

Thanking you in advance for your cooperation. If you have any questions you may contact me at (973) 232-4449.

Sincerely,

A handwritten signature in cursive script that reads "Robert Herbert".

Robert Herbert
Zoning Official

RH: nt

MFB Landscaping LLC

PO Box 1137

Little Falls, NJ 07424

+1 8622643953



Estimate

ESTIMATE # 1030

DATE 06/19/2023

ADDRESS

Bed Bath & Beyond

715 Morris Tpke

Short Hills, NJ 07081

SHIP TO

Bed Bath & Beyond

715 Morris Tpke

Short Hills, NJ 07081

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

DATE	DESCRIPTION	QTY	AMOUNT
	Trench drain install		
	- Prepare area for excavation	1	6,000.00T
	- Dig 20x3x4 area where drain will be placed.		
	- Apply 3 1/4 gravel and compact it down.		
	- Install three trench drains		
	- Backfill with concrete		
	Please note, we are not responsible for the damage of any pipes if there are any in the area chosen to install trench drains.		
	Once accepted a 50% deposit will be required before commencing the work.		
SUBTOTAL			6,000.00
TAX			397.50
TOTAL			\$6,397.50

Accepted By

Accepted Date

BURNS & SCHAFFER

ATTORNEYS AT LAW
599 Springfield Avenue, 1st Floor
Berkeley Heights, New Jersey 07922

(973) 822-0500

FAX: (973) 822-9016

BRIAN D. BURNS
1984-2015

STEVEN J. SCHAFFER
LL.M in Taxation
sschaffer@burns-schaffer.com

17 Hanover Road, Suite 120
Florham Park, New Jersey 07932
Please reply to Berkeley Heights

April 21, 2023

Via email kenneth.bradley@bedbath.com

Bed Bath & Beyond
650 Liberty Avenue
Union, New Jersey 07083
Attention: Kenneth O. Bradley, Esq.
Assistant General Counsel

Re: Bed Bath & Beyond Lease
715 Morris Avenue, Springfield, New Jersey
(BB&B #1, the "Demised Premises")

LANDLORD'S NOTICE OF HVAC FAILURE
AND REQUEST TO MAKE REPAIRS

Dear Mr. Bradley:

Recently, the Landlord's contractor, Service Star Cooling Corp. performed a standard mechanical system inspection of the HVAC at the Demised Premises. Unfortunately, there were significant and immediate failures identified with the HVAC system components. A copy of the HVAC Evaluation Report dated March 30, 2023 (the "Report") is attached for your reference.

Under the Lease, it is the Tenant's obligation to keep the Demised Premises in good working order, condition and repair, and at its expense to make all necessary repairs and replacements including with respect to structural repairs. The Report on the whole concludes the HVAC system is in need of immediate repairs.

Please promptly advise us of Tenant's intention and timeline for making the necessary repairs. The Landlord recommends an in-person meeting take place to discuss choice of contractors, scheduling and cost.

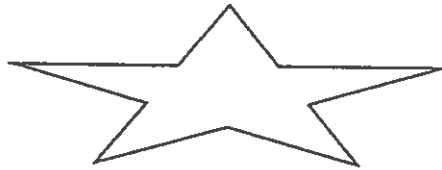
Thank you for your prompt response.

Very truly yours,

Steven J. Schaffer
Steven J. Schaffer

SJS:is
cc: Farley Realty Associates (via email)

Air Conditioning
Heating
Ventilation



Service
Repair
Installation

S S C C

1275 Bloomfield Ave
Fairfield, NJ 07004
(973) 227-6161

HVAC EVALUATION REPORT

**Existing (8) natural gas fired heating and cooling roof top units
(5) split systems (2) Reznor unit heaters**

Location: Bed Bath and Beyond
715 Morris Turnpike
Springfield, NJ 07081

Technicians: Thaddeus Gabara, Francesco Mudano & Elfego Guerriero

Weather: Sunny 60 degrees

Date: 3/30/23

Evaluated condition and performance of all existing HVAC systems /control system
All systems were tested manually at rooftop controls for compressor operation/ heating section/refrigerant charge /blower operation/ condenser fan motor operation and observations were made for each unit and noted.

(8) ROOF TOP UNITS

RTU #1 Lennox Model # lga120hh14 Serial #5699f0602

24 years old in age. 10-TON unit

Need all starting components in heating section. Needs new 3 pole contactors.

Refrigerant circuit #2 has no refrigerant in it with a failed #2 compressor.

Major crack in heat exchanger

Estimated cost to replace with a new 10-TON unit is \$22,500.00

RTU #2 Lennox Model # lga088hs14 Serial # 5601f03780

22 years old in age. 7.5-TON unit

Failed condenser fan motor and blade

Failed draft inducer and assembly.

Needs all the heating section starting components

Unit is currently not operational.

Estimated cost for repair is \$2,760.00

RTU #3 Lennox Model # lga120hs14 Serial # 5600f0312

23 years old in age. 10-TON unit

Found missing indoor blower motor

Need 3 pole contactor with heat sink (burnt)

Need all starting components in heating section including draft assembly/gas valve.

Unit is currently not operational

Estimated cost for repair is \$4,670.00

RTU #4 Carrier Model # 48hjd006-531 Serial # 3303g20512

20 years old in age. 10-TON unit

Must replace following parts to make unit reliable...

Replace flame sensor, spark ignitors, rollout switch ,p-trap, (2) 2 pole contactors, limit switches and control board

Unit is currently operational

Estimated cost for repair is \$2,360.00

RTU # 5 Carrier Model # 48hjd006-531 Serial #3900g24432

23 years old in age. 5-TON unit

Beyond repair major heat exchanger failure along with too many parts to list.

Unit is condemned.

Estimated cost to replace with a new 5-TON unit is \$16,800.00

RTU #7 Lennox Model # lga088hs14 Serial # 5601f03779

22 years old in age. 7.5-TON unit

Need the following parts replaced for equipment reliability

Flame sensor, spark ignitors, rollout switches and limit switches.

Unit is currently operational

Estimated cost for repair is \$1,100.00

RTU #8 Lennox Model # lga088hs14 Serial #5600go5849

23 years old in age. 7.5-TON unit

Stage #2 cooling circuit is not working. Needs the following parts...

Condenser fan motor with fan blade and capacitor

Wiring short detected. Need time to locate short and repair wiring.

Broken p-trap found. Needs new p-trap

Heating section currently working, but needs the following parts for reliability...

Flame sensor, spark ignitor, rollout switches and limit switches.

Estimated cost for repair is \$3,100.00

RTU #9 Carrier Model # 48hjeo12l-571hy Serial #3303g20513

20 years old in age. 10-TON unit

Side duct discharged with outdoor roof ductwork. Unit is currently working, but needs a full preventative maintenance service.

Estimated cost for service is \$425.00

(5) SPLIT SYSTEMS

**Split System #6 Carrier Outdoor Unit Model # 38arz0075012b Serial # 3703g30024
20 years old in age. 6-TON system**

This system is completely out of refrigerant with signs of leaks on indoor and outdoor equipment. System is condemned. Estimated cost to replace with a new 6-TON system is \$25,800.00

**Split System #9 Lennox Model # hs29090-24 Serial # 5601a03350
22 years old in age. 7.5-TON unit**

This system is completely out of refrigerant with signs of leaks on indoor and outdoor equipment. This system is condemned.

Estimated cost to replace with a new 7.5-TON system is \$28,200.00

**Split System #10 Lennox Model # lsa090c2y Serial #5600m01687
23 years old in age. 7.5-TON system.**

Melted electrical disconnect and shorted compressor terminals. This system is condemned.

Estimated cost to replace with a new 7.5-TON system is \$28,200.00

**Split System #11 Carrier Model # 09e016-521 Serial # 3703f53669
20 years old in age. 12.5-TONS**

System has failed condenser fan motors and blades with multiple controls jumped out.

System has no refrigerant in the cooling circuits. This system is condemned.

Estimated cost to replace with a new 12.5-TON system is \$34,900.00

**Split System #12 Carrier Model # 09e016-521 Serial # 3703f53651
20 years old in age. 12.5-TON system**

Same as split system #11

System has failed condenser fan motors and blades with multiple controls jumped out.

System has no refrigerant in the cooling circuits. This system is condemned.

Estimated cost to replace with a new 12.5-TON system is \$34,900.00

REZNOR UNIT HEATERS

Reznor #9 located in the warehouse

125,000 BTU heater is operating. Needs a pilot assembly and thermocouple for equipment reliability.

Estimated cost for repair is \$1,000.00.

Reznor heater #10 located near the front door

150,000 BTU heater is condemned with a cracked heat exchanger.

Estimated cost to replace this unit is \$5,200.00

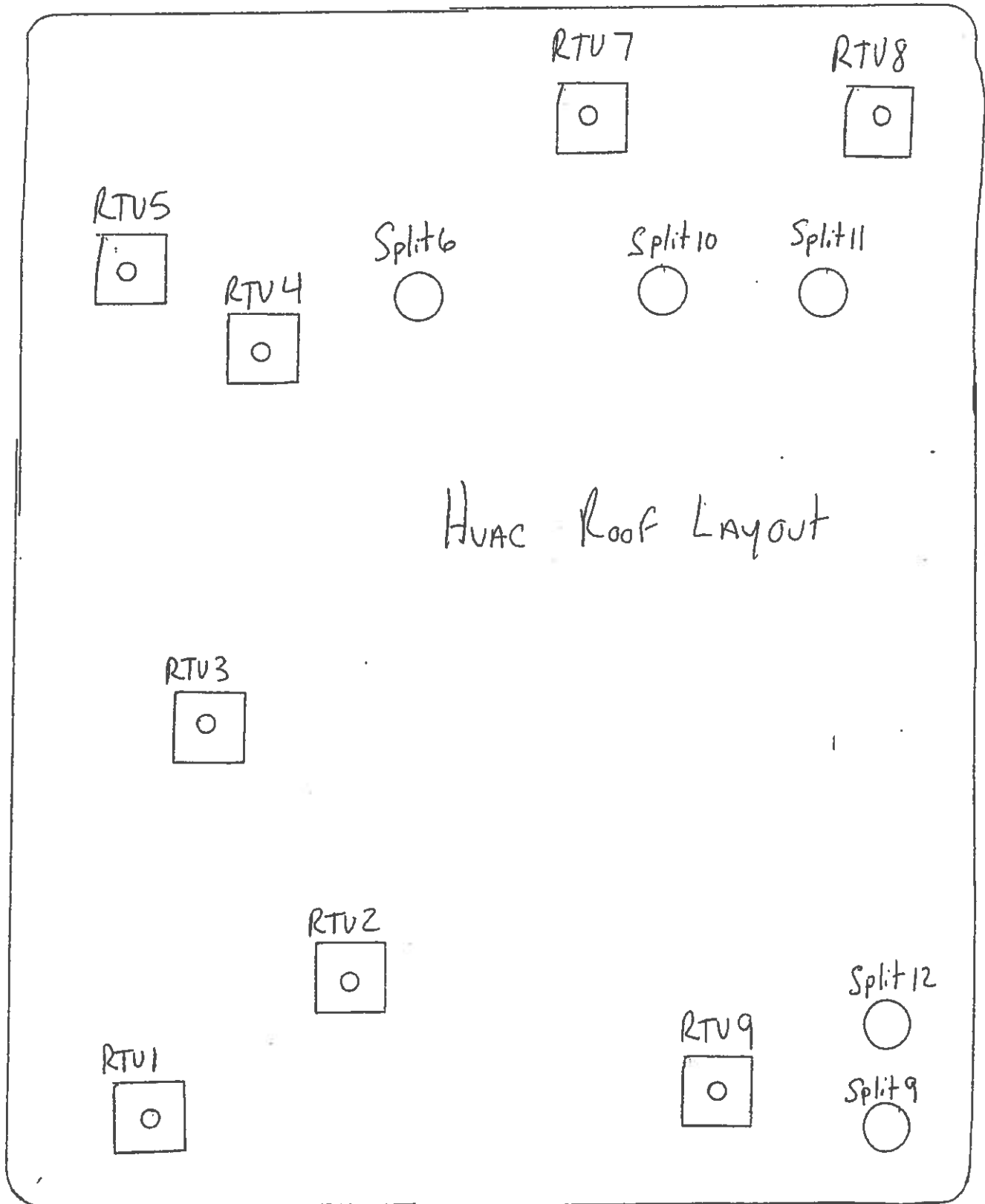
CONTROL SYSTEM

Control system/BMS system is outdated and inoperable. Recommend installing new control wire from each system to stand alone programmable thermostats throughout the location.

Estimated cost for EACH HVAC system is \$755.00

Note: Multiple systems on site.

Bed, Bath & Beyond 715 Morris Tpke. Springfield, NJ 07081



Rear Parking Lot

Farley Real Estate Associates, LLC (Cure Amount)

Property	Lease	Charge Code	Date	Current Owed	0-30 Owed	31-60 Owed	Over 90 Owed	Pre- Payments	Total Owed
715 Morris Ave Bed Bath & Beyond		Real Estate Taxes	4/1/2023	\$ -	\$ -	\$ 44,871.51	\$ -	\$ -	\$ 44,871.51
715 Morris Ave Bed Bath & Beyond		Real Estate Taxes	6/1/2023	\$ (34,023.45)	\$ -	\$ -	\$ -	\$ -	\$ (34,023.45)
715 Morris Ave Bed Bath & Beyond		Service Star Cooling Corp.	3/30/2023	\$ 205,715.00	\$ -	\$ -	\$ -	\$ -	\$ 205,715.00 ¹
715 Morris Ave Bed Bath & Beyond		Blair Image	4/24/2023	\$ -	\$ -	\$ 1,684.91	\$ -	\$ -	\$ 1,684.91
715 Morris Ave Bed Bath & Beyond		Burns & Schaffer, Esqs.	5/1/2023	\$ -	\$ -	\$ 586.58	\$ -	\$ -	\$ 586.58
715 Morris Ave Bed Bath & Beyond		Burns & Schaffer, Esqs.	6/1/2023	\$ 292.31	\$ -	\$ -	\$ -	\$ -	\$ 292.31
715 Morris Ave Bed Bath & Beyond		MFB Landscaping	6/19/2023	\$ 6,397.50	\$ -	\$ -	\$ -	\$ -	\$ 6,397.50
<u>715 Morris Ave Bed Bath & Beyond</u>		<u>Mellinger Kartzman LLC</u>		<u>\$ 15,000.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,000.00</u>
				\$ 193,381.36	\$ -	\$ 47,143.00	\$ -	\$ -	\$ 240,524.36

¹This amount may be less once a complete evaluation of the equipment is completed.